

NEWFIELDS PLANNING BOARD MEETING
June 16, 2005

Attendance: Michael Price, William Meserve, Mike Todd, Bob Devantery and Town Planner Reuben Hull.

Chairman Mike Price opened the meeting at 7:00 pm.

Case Subdivision

Town Counsel Fran Lane stated that Mr. Case has petitioned the Superior Court for quiet title to the land that is in dispute on his subdivision plan. It has been determined that the Town of Newfields does not own the land, aka the Grist Mill Site, but it is owned by a third party per research done by Land and Boundary Consultants. Their findings were that the land originally thought to be owned by the Town appears to belong to the Kimball heirs. Fran clarified that the land in contention is not owned by the Town and is also not owned by the applicant. In his opinion the Planning Board should not accept the application at this time because of the legal proceedings concerning the ownership of the Grist Mill site. The court has not yet acted on the petition to quiet title. It will be up to the court to decide if Mr. Case has clear title to his entire parcel of property.

Reuben mentioned that the application is administratively complete and ready for acceptance. The only issue is the land in contention. If Mr. Case came before the Board with a plan that did not include the land in dispute they would have to accept it as complete.

The Board had no choice but to take Attorney Lane's recommendation and deny the application. A motion was made by Mike Todd and seconded by Mike Price to table the Les Case subdivision application until the lawsuit is settled or a decision is made on the parcel in dispute. The motion carried. Yes-4, No-0

Pride Development-Gas Station/Convenience Store

The Town received a faxed request from Wayne Morrill of Jones and Beach, requesting a continuance of this hearing until next month's meeting on July 21st. The applicant has agreed to do an aquifer study of the site.

Tower Ventures

The Town received the updated mylar from Tower Ventures for recording. It was sent back to them for corrections after review by Reuben. A motion was made by Mike Todd and seconded by Bill Meserve to have the Chairman sign the plan when it comes back corrected. The motion carried. Yes-4, No-0

Post Office Site

Mike Price talked about the plantings and grading that has been done on the post office site. Reuben noted that he talked to Bill Davis personally rather than write him a letter as instructed by the Board last month. The one way circulation of traffic has been

implemented and the parking in the front of the post office has been eliminated. Except for the mountable curb everything appears to be completed.

Great Bay Campground Store

The State inspector tried to contact Mike Cuomo regarding the septic system inspection but he has left his position at Rockingham County Conservation District. Mike Todd will contact Dick Bond the new soil scientist to see what he thinks about the situation.

Mike Todd mentioned that he has made a request to the owners to have some light shields made to decrease the amount of light under the canopy.

Zoning, Building and Land Use Regulations

Reuben stated that he is reviewing electronic versions of the Zoning Ordinances and Regulations to be put on the town website. Amendments and additions would be made to the on-line edition so that it would always be up to date. He suggested that the Town Office have copies available to offer for sale. He intends on getting the ordinances on-line by the next meeting.

Subdivision & Site Review Regulations

This is the first public hearing on lighting and establishing architectural standards. Reuben talked about amendments to the lighting ordinance and establishing architectural standards. He would like the Board to take a look at the existing ordinances and modify from there. Comments will be made at next month's meeting after the Board has reviewed the current regulations.

Temporary Trailer Installations

This is the first public hearing on temporary trailer installations. We have no ordinances that deal with the temporary placement of manufactured homes and office facilities. Reuben distributed a sample ordinance for the Board's review. The ordinance addresses the use of manufactured homes for temporary housing or office space as well as construction trailers. It defines both uses and will give the Town the ability to enforce the placement of temporary trailers.

Bonds for Site Plans

Reuben discussed with the Board having applicants post construction bonds for site plans. This will ensure that all site work is completed. A bond can be posted for construction and installation of any required improvements. The determination of whether or not to post a bond could be made when the occupancy permit is issued. Each project would have to be looked at individually.

Comprehensive Rezoning

Reuben talked about rezoning different areas of town so that they can be developed at different densities. The Board needs to decide if this is something they are interested in pursuing. They would need to look at how they want different sections of town to be developed. We could start with the commercial and industrial districts and put an overlay in those areas. Discussion will continue at next month's meeting.

Evergreen Estates

Reuben reported that he spoke with Road Agent Brian Knipstein in regards to changing a ditch on Heath Drive. Brian wanted to know if it would be okay to replace 200 feet of open drainage at the entrance to Heath Drive with granite curbing. Also, replace a drain manhole with a catch basin. The change would be more expensive but a better design and the developer has agreed to pay. The change would improve the grade of the road in front of the Sargent property on Heath Drive. The Board had no problem with the modifications.

A motion was made by Mike Todd and seconded by Bill Meserve to approve the minutes of May 19, 2005. The motion carried. Yes-4, No-0

Bob Devantery submitted a letter of resignation. He has been on the Planning Board for the last 16 years. We thank him for the many hours of hard work and dedication that he has given the Town of Newfields. You are truly one of a kind and will be missed by all of us.

The meeting adjourned at 9:10 pm. The next meeting will be Thursday July 21, 2005 at 7pm at the Newfields Town Hall.

Respectfully submitted,

Sue McKinnon